

## LYDD TOWN COUNCIL

Guild Hall  
13 High Street  
LYDD  
Romney Marsh  
Kent  
TN29 9AF

### MEETING OF THE PLANNING & ENVIRONMENT COMMITTEE

MONDAY 7<sup>th</sup> April 2025 at 6pm

in the Parlour, Guild Hall, Lydd

**As with any meeting the only item(s) of business will be stated on the summons**

The attendance of the following Councillors is requested at the above meeting:

Councillors R Jones (Mayor), M. Beach, D. Chapman, Mrs S. Crump, Mrs P. Harston, Mrs J. Jones, Mrs D. Lewis, A. May (Chairman) and Mrs K. Rye.

### AGENDA

#### 1. STATEMENT FROM THE CHAIR OF THE PLANNING COMMITTEE

#### 2. APOLOGIES FOR ABSENCE

#### 3. DECLARATIONS OF INTEREST

Councillors are reminded of the need to declare any personal or prejudicial interests in any items on the agenda in accordance with the Code of Conduct.

#### 4. QUESTIONS FROM THE PUBLIC

At the Chairman's discretion, 15 minutes duration in total and 3 minutes per member of the public submitting their written question in full on items on the agenda during which the meeting will be adjourned. No question will be accepted without a notice in writing delivered to the Clerk by no later than 9 am on the day of the meeting which states the question in full.

#### 5. MINUTES (Enclosure)

To authorise the Chairman to sign the minutes of the meeting held on

a) Monday 3<sup>rd</sup> March 2025

*Only questions on the accuracy of the minutes are accepted.*

***Councillors are requested to inform the clerk in advance of the meeting of any queries. No later than 12 noon on the day of the meeting and not at the meeting.***

#### 6. PLANNING APPLICATIONS

a) 25/0290/FH PEACOCK HOUSE DENNES LANE LYDD KENT

**Proposal:** Removal of condition 2 (confinement of purpose within class usage (C2) of planning permission 86/1094/SH to allow for the occupation and any use falling within Class C2.

[https://folkestonehythdc.my.site.com/PR3/s/planning-application/a1nbH00000lkcTZQAZ/250290fh?c\\_r=Arcus\\_BE\\_Public\\_Register&tabset-15862=3](https://folkestonehythdc.my.site.com/PR3/s/planning-application/a1nbH00000lkcTZQAZ/250290fh?c_r=Arcus_BE_Public_Register&tabset-15862=3)

**b) 25/0462/FH            BALCONY VILLA HARDEN ROAD LYDD KENT**

**Proposal:** Retention of existing front conservatory and construction of new side porch.

[https://folkestonehythedc.my.site.com/PR3/s/planning-application/a1nbH00000KhvZQAQZ/250462fh?c\\_r=Arcus\\_BE\\_Public\\_Register](https://folkestonehythedc.my.site.com/PR3/s/planning-application/a1nbH00000KhvZQAQZ/250462fh?c_r=Arcus_BE_Public_Register)

**c) 25/0303/FH            JARLEEN HOUSE 11 JARLEEN ROAD LYDD KENT**

**Proposal:** Part retrospective application for use of outbuilding as an annex and proposed extensions to front and side with roof alterations to accommodate living space with Velux

[https://folkestonehythedc.my.site.com/PR3/s/planning-application/a1nbH00000IsO3dQAF/250303fh?c\\_r=Arcus\\_BE\\_Public\\_Register](https://folkestonehythedc.my.site.com/PR3/s/planning-application/a1nbH00000IsO3dQAF/250303fh?c_r=Arcus_BE_Public_Register)

**d) 25/0270/FH            108 COAST DRIVE LYDD-ON-SEA KENT**

**Proposal:** Raising of roof to include second storey, rear extension to west elevation, partial demolition of existing garage to south elevation and single storey extension to north elevation, addition of Juliet balconies to front and rear, solar panels and dormer to northern roof slope. Single storey extension on the east elevation (front). Creation of new access and driveway onto a classified road.

[https://folkestonehythedc.my.site.com/PR3/s/planning-application/a1nbH00000I1wyLQAR/250207fh?c\\_r=Arcus\\_BE\\_Public\\_Register](https://folkestonehythedc.my.site.com/PR3/s/planning-application/a1nbH00000I1wyLQAR/250207fh?c_r=Arcus_BE_Public_Register)

## **7. FOLKESTONE AND HYTHE DISTRICT COUNCIL**

### **Re-opening of the 'call for sites'**

Good afternoon,

We are writing to you to inform you that the District Council will be re-opening the 'call for sites'.

This is the first stage in producing a Housing and Economic Land Availability Assessment (HELAA), an important evidence document to inform the next local plan.

We will be sending you a poster, by post, and we would be grateful if this could be placed on your parish notice board for the public to view.

We are inviting new sites to be submitted by a wide range of people, such as landowners, planning agents, public bodies, local community groups and individuals. We are also inviting your parish/town council to suggest any sites you think may be suitable.

We are seeking land for a range of uses, such as for residential (including plots for self-build homes, community housing projects and Gypsy and Travellers pitches), employment and community uses. In addition, we are also seeking sites for green infrastructure, such as land that could be used for open space, contribute to nature, or be formally designated as 'local green spaces' (green areas of particular importance to local communities).

## **Dates**

The call for sites re-opens on **Thursday 13th March** and will run for 6 weeks, closing at **5pm on 24th April 2025**.

## **How to submit sites**

Sites can be submitted online, via our Place Maker site, a map-based system that will allow those submitting to draw the land they want to be considered directly onto a map. This is the preferred method for submitting land to enable accuracy and to reduce administrative work.

For more information and to submit a site, please visit <https://www.folkestone-hythe.gov.uk/planning-policy/call-sites>

## **What happens after the consultation?**

Once submitted, sites will be subject to a detailed assessment to evaluate whether they are suitable, available and deliverable, with input from statutory bodies, such as Kent Highways, Kent Downs National Landscapes Unit and the Environment Agency. When the assessment is complete, the promoters of the sites will be given the opportunity to fact check the information contained in the assessments for their own sites and respond accordingly. The results will be published in the HELAA together with any other assessment work carried out by the team as part of the evidence base for the new local plan.

It should be noted that the HELAA does not in itself determine whether a site should be allocated for development. The role of the HELAA is to provide information on the range of sites potentially available to meet the local authority's identified requirements. Any sites that are allocated in the local plan must go through a rigorous process of assessment, including two public consultations and an examination before independent planning Inspectors, where local people can put their views across.

To ensure the evidence base is kept up to date, we may repeat the 'call for sites' as the local plan progresses - new sites may come forward or existing sites may be withdrawn if, for example, the landowner's plans for the site change.

## **New local plan**

The HELAA will provide evidence to support the allocations in the council's new local plan. The 2023 Levelling Up and Regeneration Act introduced a new local plan system, which was designed to speed up the plan-making process. Supporting secondary legislation and guidance has not yet been published, however the government has said that this will likely be in 'summer/autumn 2025'. It is therefore difficult to give a timetable for the preparation of the new local plan at this time, and the new government may introduce further reforms to the system.

If you have any questions, please contact the Strategy & Planning Policy Team.

Kind regards,

Strategy & Planning Policy Team

Folkestone & Hythe District Council,  
Civic Centre, Castle Hill Avenue,  
Folkestone, Kent. CT20 2QY.  
Website: [www.folkestone-hythe.gov.uk](http://www.folkestone-hythe.gov.uk)

Diane Cavey  
Planning Clerk  
2<sup>nd</sup> April 2025

**The applications and documents may be viewed online by following or copying and pasting the links into your browser or by visiting [www.folkestone-hythe.gov.uk](http://www.folkestone-hythe.gov.uk). For those without access to a computer please contact the Guild Hall during opening hours Monday and Wednesday 09.00am to 12.30 pm.**